

075.0

0003

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

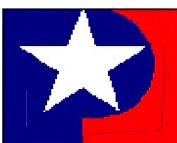
Total Card / 1,396,100 / 1,396,100

USE VALUE:

1,396,100 / 1,396,100

ASSESSED:

1,396,100 / 1,396,100


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		ROBIN HOOD RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: NATHAN MICHAEL T & MICHELE	
Owner 2:	
Owner 3:	

Street 1: 3 ROBIN HOOD RD
Street 2:

Twn/City: ARLINGTON
StProv: MA Cntry Own Occ: Y
Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: SEGOOL DIANA N & BRIAN -
Owner 2: -

Street 1: 3 ROBIN HOOD RD
Twn/City: ARLINGTON

StProv: MA Cntry
Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .224 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Clapboard Exterior and 3612 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 2 HalfBaths, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9741		Sq. Ft.	Site		0	70.	0.73	4									498,563						498,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	9741.000	892,400	5,100	498,600	1,396,100		47489
							GIS Ref
							GIS Ref
							Insp Date
							06/28/18

PREVIOUS ASSESSMENT								Parcel ID	075.0-0003-0007.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	892,400	5100	9,741.	498,600	1,396,100		Year end	12/23/2021
2021	101	FV	864,500	5100	9,741.	498,600	1,368,200		Year End Roll	12/10/2020
2020	101	FV	863,100	5100	9,741.	498,600	1,366,800	1,366,800	Year End Roll	12/18/2019
2019	101	FV	702,200	5100	9,741.	498,600	1,205,900	1,205,900	Year End Roll	1/3/2019
2018	101	FV	471,300	5100	9,741.	427,300	903,700	903,700	Year End Roll	12/20/2017
2017	101	FV	471,300	5100	9,741.	398,800	875,200	875,200	Year End Roll	1/3/2017
2016	101	FV	471,300	5100	9,741.	341,900	818,300	818,300	Year End	1/4/2016
2015	101	FV	430,600	5100	9,741.	306,300	742,000	742,000	Year End Roll	12/11/2014

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.
SEGOOL DIANA N	71492-589	1	8/17/2018		1,450,000	No	No			6273
BLUEBERRY ESTAT	52312-190		2/27/2009	Change>Sale	615,000	No	No			
WRIGHT JOHN WIN	52312-098		2/27/2009	Mult Lots	945,000	No	No			
	PR448-584		1/1/1901	Family		No	No	N		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/6/2020	1230	Insulate	127,600	C					5/7/2019	SQ Returned	JO	Jenny O
11/29/2018	1803	Solar Pa	35,921	C					6/28/2018	Measured	DGM	D Mann
11/20/2018	1746	Re-Roof	13,498	C					6/9/2015	Permit Insp	PC	PHIL C
10/17/2014	1361	Redo Bas	10,000					Finish basement.	6/12/2009	Measured	189	PATRIOT
4/1/2009	195	Redo Bat	6,300						10/20/1999	Meas/Inspect	263	PATRIOT
2/27/2009	115	Redo Kit	14,000						7/28/1993		MF	
10/24/2007	984	Re-Roof	5,000									

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION

Type:	6 - Colonial	
Sty Ht:	2H - 2 & 1/2 Sty	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	2 - Clapboard	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	WHITE	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Very Good	SUBDIV PLAN 75 OF 2009 7997 TO 9741 SQFT..
A Bath:		Rating:	
3/4 Bath:	2	Rating: Very Good	
A 3QBth:		Rating:	
1/2 Bath:	2	Rating: Very Good	
A HBth:		Rating:	
OthrFix:		Rating:	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	

Other	
Upper	
Lvl 2	
Lvl 1	
Lower	

Totals	RMs: 8	BRs: 4	Baths: 1	HB 2
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GENERAL INFORMATION

Grade:	B- - Good (-)
Year Blt:	1925
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G19
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	S - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond:	VG - Very Good	4.6 %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	4.6 %

CALC SUMMARY

Basic \$ / SQ:	130.00
Size Adj.:	0.99516761
Const Adj.:	1.34986496
Adj \$ / SQ:	174.634
Other Features:	141516
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	935396
Depreciation:	43028
Depreciated Total:	892368
WtAv\$/SQ:	
AvRate:	
Ind.Val:	
Juris. Factor:	1.00
Special Features:	0
Final Total:	892400
Val/Su SzAd:	293.36

MOBILE HOME

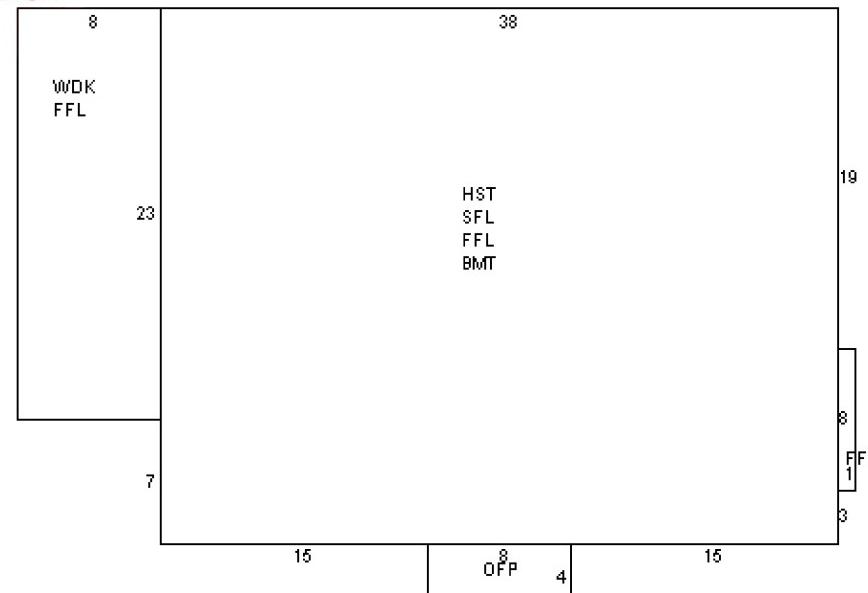
Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1925	21.25	T	40	101			5,100			5,100

COMMENTS

SUBDIV PLAN 75 OF 2009 7997 TO 9741 SQFT..

SKETCH**PARCEL ID**

075-0-0003-0007.0

Total: 5,100

Total:

IMAGE**AssessPro Patriot Properties, Inc**

More: N

Total Yard Items: 5,100 Total Special Features: